



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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July 15, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

23 July 15, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF LA PUENTE,
LOS ANGELES, AND WEST COVINA
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

519 Lochmere Avenue, La Puente, California 91744
704 South Herbert Avenue, Los Angeles, California 90023
211 South Shipman Avenue, La Puente, California 91744
17012 East Alwood Street, West Covina, California 91791

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Service Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 519 Lochmere Avenue, La Puente, California 91744

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by July 18, 2014, the wrecked, dismantled, and inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Trash, junk, and debris scattered about the premises.
5. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 704 South Herbert Avenue, Los Angeles, California 90023

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by July 18, 2014, the property be cleared of all trash, junk, debris, discarded household furniture, equipment, and miscellaneous personal property and maintained cleared thereafter, and (b) that by July 18, 2014, the wrecked, dismantled, and inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, and refrigerators.
3. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 211 South Shipman Avenue, La Puente, California 91744

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by July 18, 2014, the property be cleared of all trash, junk, debris, discarded household furniture and miscellaneous personal property, and overgrown vegetation and maintained cleared thereafter, and (b) that the structure be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Trash, junk, and debris scattered about the premises.
4. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 17012 East Alwood Street, West Covina, California 91791

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by July 18, 2014, the property be cleared of all trash, junk, debris, discarded household furniture and miscellaneous personal property, and overgrown vegetation and maintained cleared thereafter, (b) that by July 18, 2014, permits be obtained and the structure be repaired to code, and (c) that the structure be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Trash, junk, and debris scattered about the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors

7/15/2014

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Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office